

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Derrick Talerico (SBN 223763) David B. Zolkin (SBN 155410) WEINTRAUB ZOLKIN TALERICO &amp; SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com dzolkin@wztslaw.com</p> <p><input type="checkbox"/> Individual appearing without an attorney <input checked="" type="checkbox"/> Attorney for: Corporate Debtors</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC,</p> <p style="text-align: right;">Debtor.</p> <hr/> <p><input type="checkbox"/> Affects all Debtors. <input checked="" type="checkbox"/> Affects Seaton Investments, LLC <input type="checkbox"/> Affects Colyton Investments, LLC <input type="checkbox"/> Affects Broadway Avenue Investments, LLC <input type="checkbox"/> Affects SLA Investments, LLC <input type="checkbox"/> Affects Negev Investments, LLC <input type="checkbox"/> Affects Susan Halevy <input type="checkbox"/> Affects Daniel Halevy <input checked="" type="checkbox"/> Affects Alan Gomperts</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 2:24-bk-12079-VZ</p> <p>Jointly Administered with Case Nos. 2:24-bk-12080-VZ 2:24-bk-12081-VZ 2:24-bk-12082-VZ 2:24-bk-12091-VZ 2:24-bk-12076-VZ 2:24-bk-12075-VZ 2:24-bk-12074-VZ</p> <p>CHAPTER: 11</p> <p><b>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: (title of motion<sup>1</sup>): <u>SEATON INVESTMENTS, LLC'S OBJECTION TO CLAIM NO. 2 OF WELLS FARGO BANK, N.A.</u></b></p>

PLEASE TAKE NOTE that the order titled ORDER: (I) GRANTING SEATON INVESTMENTS, LLC'S OBJECTION TO CLAIM NO. 2 OF WELLS FARGO BANK, N.A.; AND (II) MOVING WELLS FARGO BANK, N.A.'S CLAIM TO THE RELATED BANKRUPTCY CASE OF ALAN GOMPERS

was lodged on (date) October 21, 2024 and is attached. This order relates to the motion which is docket number 147.

<sup>1</sup> Please abbreviate if title cannot fit into text field.

Derrick Talerico (SBN 223763)  
dtalerico@wztslaw.com  
David B. Zolkin (SBN 155410)  
dzolkin@wztslaw.com  
WEINTRAUB ZOLKIN TALERICO & SELTH LLP  
11766 Wilshire Boulevard, Suite 730  
Los Angeles, CA 90025  
Telephone: (424) 500-8552

*Attorneys for Debtors and Debtors  
in Possession, Seaton Investments, LLC,  
Colyton Investments, LLC, Broadway Avenue Investments, LLC,  
SLA Investments, LLC, and Negev Investments, LLC*

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:  
  
SEATON INVESTMENTS, LLC, *et al.*,  
  
Debtors and Debtors In  
Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:  
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ and  
2:24-12076-VZ

Chapter 11

**ORDER: (I) GRANTING SEATON  
INVESTMENTS, LLC’S OBJECTION  
TO CLAIM NO. 2 OF WELLS FARGO  
BANK, N.A.; AND (II) MOVING WELLS  
FARGO BANK, N.A.’S CLAIM TO THE  
RELATED BANKRUPTCY CASE OF  
ALAN GOMPERS**

Hearing:

Date: September 10, 2024

Time: 11:00 a.m.

Courtroom: 1368

255 East Temple St.

Los Angeles, CA 90012

Judge: Hon. Vincent Zurzolo

On September 10, 2024, at 11:00 a.m., the Court held a hearing (the “Hearing”) on the  
*Objection to Claim No. 2 of Wells Fargo Bank, N.A.* (the “Objection”) [Doc. No. 147] filed by Seaton

Investments, LLC (“Seaton”), one of the debtors and debtors-in-possession in the pending jointly administered chapter 11 bankruptcy cases herein, to Claim No. 2-1 (the “WFB Claim”) filed by Wells Fargo Bank, N.A. (“WFB”) on May 1, 2024. Appearances at the Hearing were as noted on the record.

The Court, having considered the Objection, the *Response to Objection to Proof of Claim Number 2-1* (the “Response”) [Doc. No. 179] filed by WFB, the arguments and representations of counsel at the Hearing, and having found notice of the Objection to have been proper, and good cause appearing therefor,

**IT IS ORDERED:**

1. Seaton’s Objection to the WFB Claim is granted.
2. The Clerk is directed to move the WFB Claim from the claims register of Seaton (Case No. 2:24-bk-12079-VZ) to the claims register of Alan Gomperts (Case No. 2:24-bk-12074-VZ).

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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* October 21, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF service list

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Pursuant to General Order 23-01, LBR 5005-2(d) continues to be temporarily suspended except for documents over 25 pages, including exhibits.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 21, 2024  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam:** tbehnam@polsinelli.com; tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Archway Real Estate Income Fund I SPE I, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpreion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov
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